



City of Seattle

Department of Planning and Development

D. M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3014474
Applicant Name: Peter J. Wangoe II for Clear Channel Outdoor
Address of Proposal: 3670 East Marginal Way South

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a double faced externally illuminated 14 foot by 48 foot off-premise billboard sign with an overall height of 65 feet on a new monopole. The sign faces will be oriented to the north and south, along East Marginal Way South.

The Seattle Municipal Code (SMC) requires the following approval:

SEPA - Environmental Determination pursuant to SMC 25.05.

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

BACKGROUND DATA

Zoning: General Industrial 1 – IG1 U/85

Uses on Site: Warehouse

Billboard Registration Numbers

Billboard Registration numbers 139 and 140 will be used for this land use application.

Public Comments

The comment period ended October 23, 2013. DPD received no comments.

ANALYSIS – SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated September 5, 2013 and annotated by the land use planner. The information in the checklist, project documents, including a preliminary Geotechnical Engineering Design Study prepared by GeoTech Consultants, Inc. (dated February 19, 2013), and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy clarifies the relationship between codes, policies, and environmental review (SMC 25.05.665). Specific policies for each element of the environment, certain neighborhood plans and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states in part: "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation", subject to some limitations. Under certain limitations or circumstances, mitigation can be considered (SMC 25.05.665 D 1-7). Thus, a more detailed discussion of some of the impacts is appropriate.

Short - Term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulates from building activities and hydrocarbon emissions from construction vehicles and equipment; increased traffic and demand for parking from construction equipment and personnel; increased noise associated with drilling and sign installation; and consumption of renewable and non-renewable resources. Compliance with applicable codes and ordinances such as the Building Code, Environmentally Critical Areas Ordinance, and Noise Ordinance, and PSCAA will reduce or eliminate most adverse short-term impacts to the environment.

Historic Preservation

Prior to MUP application, the applicant received comment from the Washington State Department of Archaeology and Historic Preservation (DHAP), which included the following:

The project area is located on the upper portion of what was once a low, sandy island at the mouth of the Duwamish delta. The project area likely contains substantial fill from the dredging and channeling of the Duwamish Waterway in the 1930s. Historical archaeological resources may be present on and within fill

materials, and archaeological resources associated with precontact camps and processing area may be located on native soils underneath fill soils. Therefore we recommend that an inadvertent discovery plan be prepared and kept onsite during ground disturbing for the project. The plan should include processes and procedure to be followed and a contact list with individuals and agencies to be contacted in the case of the discovery of archaeological resources.

The site is located within the US Government Meander line and its 200 foot buffer. The Meander line provides an indication of where the saltwater shoreline existed prior to recent fill or alteration. It is likely that one would find most potential archeologically significant resources, such as Native American and early European settlements, within 200 feet of the meander line. Pursuant to SMC 25.05.675H2(a), it is the City's policy to maintain and preserve significant historic sites and structures and to provide the opportunity for analysis of archeological sites. The proposal involves auguring to a depth of 35 feet to install a concrete base for the sign pole. Total disturbance area below existing grade is likely not to exceed an area of five feet in diameter. Given this relatively small area of disturbance, it is unlikely that unknown resources will be discovered. However, the proposal site is located in an area characteristically similar to those where known resources do exist. Thus, in order to ensure that no adverse impact occurs to an inadvertently discovered archeologically significant resource, the proposal will be conditioned to provide mitigation in that event.

Due to the short term and minor nature of other construction impacts associated with the construction of the sign, no further mitigation is warranted by SEPA policies.

Long - Term Impacts

Long-term or use-related impacts include minor ongoing use of electricity to light the sign face and increased traffic, noise, and vehicular emissions from the monthly sign copy posting and routine maintenance visits (approximately 1 to 2 trips per month). The long-term and use related impacts in the vicinity are expected to be minor within this primarily industrial area.

Cumulative Impacts

The revised Seattle Sign Ordinance has reduced the number of billboard advertising signs permitted in a given area of the City by modification of the sign dispersion standards. Sign dispersion standards limit the number of signs by requiring a minimum separation between signs and permitting a maximum number of signs in a one-half mile distance. According to SMC 23.55.014.E, there shall be a minimum distance of 300 feet between advertising sign structures on the same side of the street; a maximum of two advertising sign structures within 300 feet when counting both sides of the street; and, a minimum distance of 100 radial feet between advertising sign structures. Further, a maximum of five off-premise signs are permitted when counting both sides of a street within a distance of 2,640 feet (1/2 mile).

The dispersion requirements and zoning standards were reviewed by the DPD. The proposed advertising sign has been found to meet dispersion standards. Therefore compliance with the Land Use code will provide sufficient mitigation of cumulative impacts from billboard signs and no additional mitigation is required.

Light and Glare

The Sign Code requires that light sources be shielded so that direct light is not visible from adjacent properties (SMC 23.55.016) and also limits fluorescent lighting of off-premise advertising signs to one watt per square foot of sign area (SMC 23.55.014.E). Adjacent land uses are industrial and commercial in nature and generate their own traffic, noise and light. The sign face will rise above the existing street level a maximum of 65 feet. The proposed signs will be illuminated by two- 250 watt Halophane lights for each sign face. A timer system will be used to adjust the lighting schedule throughout the year, but all illumination will be turned off between 11:00 p.m. and 6:00 a.m. Light and glare impacts are sufficiently mitigated by the Sign Code lighting standards and the applicant's proposal to limit hours of illumination. Thus, no additional light and glare mitigation measures are necessary.

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2C.
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2C.

CONDITIONS – SEPA

Prior to Issuance of Master Use Permits:

1. The applicant is required to create an Inadvertent Discovery Plan to be prepared and kept onsite during ground disturbing for the project as recommended by DAHP. The owner and/or responsible parties shall provide DPD with a statement that the contract documents for their general, excavation, and other subcontractors will include reference to regulations regarding archaeological resources (Chapters 27.34, 26.53, 27.44, 79.01, and 79.90 RCW, and Chapter 25.48 WAC as applicable) and that construction crews will be required to comply with those regulations and the Inadvertent Discovery Plan.

During Construction

2. If resources of potential archaeological significance are encountered during construction or excavation, the owner and/or responsible parties shall Stop Work immediately and notify DPD (Jerry Suder via email to Jerry.Suder@Seattle.gov or at tel 206-386-4069) and the Washington State Archaeologist at the Washington State Department of Archaeology and Historic

Preservation (DAHP). The procedures outlined in Appendix A of Director's Rule 2-98 for assessment and/or protection of potentially significant archeological resources shall be followed in addition to those of the Inadvertent Discovery Plan. Furthermore, work on the site must abide by all regulations pertaining to discovery and excavation of archaeological resources, including but not limited to Chapters 27.34, 27.53, 27.44, 79.01 and 79.90 RCW and Chapter 25.48 WAC, as applicable, or their successors.

Signature: (signature on file) Date: November 14, 2013
Jerry Suder, Land Use Planner Supervisor
Department of Planning and Development

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